



June 28, 2023

Re: Project Narrative
Google Fiber PHX HUT 115 – Board of Adjustments SUP

Address:

6739 E AVALON ST
MESA, AZ 85205

Hut Owner/ Operator

Google Fiber
380 Aspen Ave, Salt Lake City, UT 84101

Engineer/ Applicant

BHC
7101 College Blvd, Suite 400
Overland Park, KS 66210
Contact: Robert Vaccaro, P.E.
Phone: 913-905-1523
Email: Robert.vaccaro@ibhc.com

Project General Plan

This project is for the construction of a utility equipment shelter compound site to house an unmanned fiber network equipment building. This building, typically referred to as a “hut”, supports Google Fiber's construction of a fiber network to offer high speed internet service to the city of Mesa’s community. Multiple utility conduits that will house fiberoptic cable will be extended between an on-site utility vault to new utility vaults that will be placed in the right-of-way of Sunaire Rd. The compound will also contain a backup power generator that will run on a natural gas service.

Description of building façade and site

The hut building will be a 12’x30’ (360sqft) pre-manufactured utility structure with tan aggregate siding and a flat roof. The proposed site will utilize an 8’ tall masonry brick wall that will match the existing screening wall nearby on the property for security to safeguard against any unsanctioned interaction with the on-site facilities. This wall will also act to screen the building equipment and will shield the majority of the building completely from view. The site will be accessed through the use of either a 3’ wide man gate that is accessible by key card or a larger 8’ wide gate that can accommodate a vehicle.

Special Use Permit Findings Statement

The site is currently zoned Limited Commercial and therefore requires approval of a Special User Permit (SUP) by the Board of Adjustment for a new freestanding communications facility. Specifically, the proposed SUP shall comply with the criteria for review outlined in MZO Sections 11-70-5 & 11-35-6(E).

The following are presented as Required Findings, 11-70-5-E, for the Board's Consideration:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
This Hut will serve as a critical part of fiber internet infrastructure.
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
The site will generally conform with the character of the surrounding developments.
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
The site will be secured and screened from view, and will not impact neighboring properties.
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.
The site will consume low levels of gas and electricity that will not put any stress on available utilities; its minimal change in ground cover impervious area will have a negligible impact to public drainage systems

The development also complies with MZO Section 11-35-6-E, in order to approve any Special Use Permit for a facility subject to regulation by this Chapter, the decision-making authority must find, based on substantial information in the record including, where required, technical analysis by an approved radio frequency engineers, calculations by a State-licensed structural engineer, or other evidence that:

1. The proposed telecommunication facility will comply with all applicable state and federal standards and requirements;
This facility will comply with all applicable state and federal standards and requirements
2. The proposed project is consistent with the general requirements of this Chapter and any specific requirements applicable to the proposed facility;
This project is consistent with the general requirements of Chapter 35 that are not specific to requirements pertaining to antenna as this development

does not have an antenna or other wireless transmission device. All specific requirements applicable to this proposed facility will be met.

3. The proposed antenna or related facility, operating alone and in conjunction with other telecommunications facilities, will comply with all applicable state and federal standards and requirements; and either:
 - a. Will not be readily visible; or
 - b. Will be readily visible, but it is not feasible to incorporate additional measures that would make the facility not readily visible.

This project will not be readily visible as it will be shielded from view from the ROW of Sunaire by the proposed landscaping, screening wall, and solid gates.
4. The facility, if it is not a microcell or co-located, is necessary to prevent or fill a significant gap in coverage or capacity shortfall in the applicant's service area, and is the least intrusive feasible means of doing so;

This is not a tower site and is also necessary in this location to service the surrounding homes with fiber internet service.
5. If the proposed facility is a satellite dish or parabolic antenna exceeding 39 inches in diameter, that a smaller or less intrusive antenna cannot feasibly accomplish the provider's technical objectives and that the facility will not be readily visible;

This facility does not have a satellite dish or antenna.
6. If a new antenna support structure is proposed or the applicant proposes to extend the height of an existing tower, that the applicant has made good faith and reasonable efforts to locate a telecommunication facility on a support structure other than a new monopole or lattice tower or to accomplish co-location and that no existing tower or structure in the vicinity can accommodate the applicant's proposed antenna;

This facility does not have a satellite dish or antenna.
7. If a modification of height, separation, setback, landscaping or other requirements of Section 11-35-5 is proposed, that the proposed modification is consistent with the purposes of this Chapter and will be the least intrusive feasible means of meeting the service provider's objectives;

Any modification proposed for this project is consistent with the purposes of Chapter 35 and the proposed facilities are designed to be as least intrusive as possible while providing fiber service.
8. If the proposed location is in a Residential district that the location is necessary for the provision of personal wireless services to Mesa residents and businesses, or their owners, customers, guests, or invitees, or other persons traveling in or about the City based on substantial evidence that siting the facility outside of a Residential district is infeasible and without the proposed facility, the operator will be unable to provide personal wireless services to its customers in the proposed coverage area, or unable to provide the capacity necessary to meet call volumes
Does not apply to this project

9. If the proposed location is readily visible from the habitable area of a dwelling unit within 300 feet or from a public right-of-way, public park, or other public recreation or cultural facility, that:
 - a. It is not feasible to provide the service at another location or to incorporate additional measures such as a decrease in height, increase in the number of number of facilities, increase in setback, change in design, relocation relative to other structures or natural features, that would further reduce its visibility; and
 - b. The proposed telecommunication facility provides an important link in applicant's service area build-out and is necessary to meet its service needs to City residents.

Through our site selection process, we have considered many sites in the area. All but this property has not been feasible due unwilling property owners or engineering considerations of the fiber network.

Development Incentive Permit (DIP) Required Findings

The current configuration of the lot does not meet the development standards of the LC zoning district, and as such a Development Incentive permit is requested as part of this application.

Per Section 11-72-1 of the MZO, the intent of this permit is to provide incentives for the development of smaller tracts of land that would have difficulty meeting current development standards, having been bypassed by previous developments, and where land assembly either is not available, or is available only to a limited extent. Per Section 11-72-1 of the MZO, a DIP may be approved to allow incentives for the developments that meet the following criteria:

- A. Area.
 1. Total area of the parcel does not exceed 2.5 net acres, and the parcel has been in its current configuration for more than 10 years; or
 2. Total area of the site does not exceed 5 net acres and was created by the assembly of 2 or more individual, contiguous parcels.

The total area of the parcel is listed as 9,600 sqft or 0.22 acres

- B. Utilities. The parcel is served by, or has direct access to, existing utility distribution facilities.

Parcel has access nearby power and gas utilities which will serve the proposed fiber hut. No water or sanitary utilities are required for this development.

- C. Surrounding Development. The parcel is surrounded by properties within a 1,200 foot radius in which:
 1. The total developable land area is not more than 25 percent vacant; and
 2. Greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.

Total developable vacant land in the area is only 10%

DIP Variance Requests

To successfully develop this plot and support Mesa's expansion of high-speed fiber internet, several variances must be considered and are summarized in the following table:

	Code	Request	Deviation
Setback Deviations (feet)			
<i>East Property Line</i>	20	18.05	1.95
<i>West Interior Property Line</i>	15	10	5.00
<i>North Property Line</i>	20	20.00	0.00
<i>South Property Line</i>	15	10.16	4.84
Landscape Setbacks (feet)			
<i>East Landscape Setback</i>	15	7.05	7.95
<i>West Landscape Setback</i>	15	10	5
<i>North Landscape Setback</i>	15	10.00	5.00
<i>South Landscape Setback</i>	15	10	5
Parking Design			
<i>Parking Spaces</i>	4	1	3
<i>Throat Length (feet)</i>	50	7.05	42.95
<i>Parking Location</i>	Behind building	In front of building	
<i>Bicycle Parking</i>	1	0	1.00
Landscape			
<i>Yard Coverage Percentage</i>	50%	27%	23%
<i>West Property Line (LF)</i>	160		
<i>3 non-deciduous trees / 100LF</i>	4.8	3	1.80
<i>50% of trees at min 24" box size</i>	2.4	3	
<i>20 shrubs / 100 LF</i>	32	14	18
<i>50% of yard coverage (SF)*</i>	800	175.84	624.16
	*Variance requested 10' wide yard given small lot		
<i>South Property Line</i>	*No plant zone requested due to existing conditions and utilities		

Setback Deviations

Per Table 11-6-3.A of the MZO, the setbacks are:

- a. Front and Street-Facing Side: 20' from local street

Due to the limited lot size, and critical infrastructure requiring ready access to the right-of-way, it is requested that the 8' tall screening wall be setback 18.05' with a 1.95' deviation. The hut building itself will respect all setbacks.

- b. Interior Side and Rear adjacent to non-residential districts: 15' for each story
Due to the limited lot size, and critical infrastructure requiring ready access to the right-of-way, It is requested that the 8' tall screening wall be setback 10.16' from the south property line, deviating 4.84'. This will allow the compound to directly abut the utility easement in the alley.

A deviation of 5' is requested (10' setback) for the West property line.

Parking Deviations

Per Section 11-32-3(E) of the MZO, all uses except single-family residences shall provide at least 4 on-site parking spaces.

a. Per Section 11-6-3(B)(4) of the MZO, in the LC zone parking spaces shall be located behind buildings.

It is requested that due to the utilitarian nature of the proposed site that a parking reduction to (1) 11'x22' parallel space be considered as part of this DIP on the basis that the only trip generated to this site will be in the form of a technician or site maintenance which is typically less than once per week once the site is fully constructed and functional. The provided driveway and area within the compound, in front of the proposed vehicle gate, will be sufficient for the needs of this site. It should also be a consideration that the public should be discouraged from parking at this facility as it houses critical utility infrastructure and equipment.

b. Per Section 11-6-3(B)(4) of the MZO, in the LC zone parking spaces shall be located behind buildings.

It is requested that due to the utilitarian nature of the proposed site with front gate access combined with the limited lot depth that this requirement be waived to allow front service access.

Per Section 11-32-8 of the MZO, bicycle parking is required for nonresidential development at a minimum of 3 bicycle parking spaces.

It is requested that due to the utilitarian nature of the proposed site that the requirement for bicycle parking be waived. The public should be discouraged from interacting with or around this facility as it houses critical utility infrastructure and equipment.

It is also a requirement to provide a clear pedestrian connection path to the ROW. An on-site walkway shall connect the main entry of each building or each primary entry to a public sidewalk on each street frontage of the site, and to any transit stop adjacent to the site. ADA accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, public streets, and sidewalk. Identify pedestrian circulation on site plan.

It is requested that due to the utilitarian nature of the proposed site that the requirement for a pedestrian connection be waived as the public should be discouraged from interacting with or around this facility as it houses critical utility infrastructure and equipment.

Per Section 11-32-4(A) of the MZO, parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street.

Due to the lot width, it is requested that the throat length be reduced from 50 ft to 7.05 ft.

Landscape Deviations

Per Section 11-33-3(B)(2) of the MZO, landscaping for non-single residence uses adjacent to other non-single residence uses shall include the following:

a. Non-single residence uses adjacent to non-residential districts and/or uses shall provide a 15-foot landscape yard.

It is requested that due to the lot size, the North, East, and West landscape setbacks be reduced to 10-feet. Due to the reduced throat, it is requested that the East Landscape setback is reduced to 7.05 feet.

To respect the existing 20-foot paved Alley and Utility Easement, which includes water main valves and electric utilities, a no plant zone along the southern property line is requested.

It is requested that the yard to the west of the development be planted in the 54 feet immediately adjacent to the hut. This yard, plus the plantings in the retention area, will adequately screen the hut and beautify the property.

b. The entire landscaped yard shall be either covered with decomposed granite, "desert varnish or cobble", desert tree mulch and/or turf as approved.

Supplemental shrubs and ground covers including accents, flowers, and vines shall provide 50 percent vegetative ground coverage.

A reduction from 50 percent vegetative coverage to 26 percent is requested for the area of the west yard that is planted. This concentration will be supplemented by additional trees and the retention basin plantings.

c. A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided. In the event of fractional results, the resulting number will be rounded to the next highest whole number. Shrubbery and ground covers are not necessary if the area is not visible from public parking and drive aisles.

For the West Yard, a deviation of 1.8 non-deciduous trees and 21 shrubs is requested. These areas are not visible from public parking and drive aisles. With the 3 provided trees and 11 provided shrubs, along with the retention basin plantings, the hut will adequately be screened from view.

d. A minimum of 50 percent of the required trees shall be at least 24-inch box size. The balance of the required trees shall be at least 15-gallon-size trees.

100% of the trees are at least 24-inch box size.

e. In areas with no pedestrian activity, appropriate low water use desert trees shall be planted.

Low water use vegetation shall be planted around the detention area.

Sincerely,

Robert Vaccaro